

In re:

Chapter 7

Case No. 14-22997-RDD

EZRIEL EDWARD KORNEL, a/k/a ED KORNEL,
and KATHERINE S. PETITTI, a/k/a
KATHERINE KORNEL, a/k/a
KATHERINE PETITTI-KORNEL,

Debtors.

AUCTIONEER'S REPORT OF COMMISSION AND EXPENSES
FOR THE SALE OF THE REAL PROPERTY LOCATED
AT 12 GIFFORD LAKE DRIVE, ARMONK, NEW YORK

By Public Auction Sale conducted on December 4, 2014, full amount realized for the
real property located at 12 Gifford Lake Drive, Armonk, New York.....\$2,250,000.00

Auctioneer's Commission pursuant to their order of retention
for the United States Bankruptcy Court, Southern District of New York.....\$52,500.00

Advertisement published in the New York Times on November 23, 2014\$669.50

Advertisement published in the Wall Street Journal on November 21, 2014\$562.00

Advertisements published in the Journal News on November 16 and 22, 2014\$686.80

Proportionate share of the advertisement in the New York Real Estate Journal
published on November 11, 2014\$99.44

1-800-The-Sign for custom sign posted on the Property.....\$73.19

Indexx for the proportionate share of the printing and mailing of 9,853
4-Color Multi Property Auction brochures via USPS first class mail\$1,992.49

Proportionate share of printing 740 additional multi-auction color flyers distributed at
various Maltz Auction events.....N.C.

Highly targeted social media marketing on Facebook.com.....\$357.88

General social media marketing on Facebook.com and Twitter.com.....N.C.

Internet marketing for 30 days on Loopnet.com and over 200 additional web sites\$52.00

Labor to gather and prepare due diligence information, prepare marketing materials for
print and internet advertising, answering calls and emails, and inspections conducted on
November 17 and 24, 2014.....N.C.

Labor for Richard B. Maltz to assist with and oversee the implementation of the marketing
campaign, post auction signage on the Property, and handle numerous telephone calls/email
inquiriesN.C.

Labor for David R. Maltz to review marketing materials, handle numerous telephone calls
with prospective bidders and conduct the inspection on December 1, 2014N.C.

Labor for David A. Constantino to design property specific webpage which was posted on
www.MaltzAuctions.com, prepared content and posted on various real estate and auction
specific websites, prepared marketing materials for print and implemented internet
advertising, handled telephone calls and email correspondence from interested parties,
conducted inspections with interested parties on November 17, and 24, 2014, and assisted
at the public auction sale on December 4, 2014N.C.

Labor for Debra A. Donovan to review marketing materials and handling telephone calls and email correspondence from interested parties N.C.

Labor for Deirdre Yudelson to assist at the inspection on December 1, 2014 N.C.

Search engine marketing on Google.com N.C.

Posting of auction sale on Applicant's website www.MaltzAuctions.com N.C.

Weekly e-mail notification to more that 20,000 subscribers of the
www.MaltzAuctions.com email mailing list N.C.

Total Expenses \$4,493.30

Total Commission and Expenses \$56,993.30

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 7
Case No. 14-22997-RDD

EZRIEL EDWARD KORNEL, a/k/a ED KORNEL,
and KATHERINE S. PETITTI, a/k/a
KATHERINE KORNEL, a/k/a
KATHERINE PETITTI-KORNEL,

Debtors.
-----X

REPORT OF PUBLIC AUCTION SALE

1. In accordance with Local Bankruptcy Rule 6004-1(f) ("Local Rule"). David R. Maltz & Co., Inc. ("Maltz") submits this report of the public auction sale of the Debtor's real property located at 12 Gifford Lake Drive, Armonk, New York, (the "Property").
2. On December 4, 2014 at approximately 10:00 a.m., Maltz conducted a public auction sale of the Property in accordance with the Order dated November 12, 2014 [Doc. No. 31] approving the auction sale by Maltz as auctioneer for the Trustee. *Local Rule 6004-1(f)(1)*.
3. The gross dollar amount of the sale of the Property was \$2,250,000.00. *Local Rule 6004-1(f)(2)*.
4. The Property consisted of a residential house located in Armonk, New York. *Local Rule 6004-1(f)(3)*.
5. Maltz seeks a commission of \$52,500.00 plus reimbursement of expenses in connection with the sale of the Property.
6. Maltz has a blanket insurance policy covering all sales conducted by Maltz. In connection with the sale of the Property, Maltz is not seeking reimbursement from the Debtor's estate. *Local Rule 6004-1(f)(5)*.
7. No articles were withdrawn from the auction sale. *Local Rule 6004-1(f)(6)*.
8. The successful bidder for the Property is Jennifer R. Gaetano, whose address is 7 Audrey Lane, White Plains, New York 10605. *Local Rule 6004-1(f)(7)*.
9. All bidders were required to complete a bidder registration and provide the proper deposit in order to qualify to bid. *Local Rule 6004-1(f)(8)*.
10. There were no items for which there were no bids at the auction sale. *Local Rule 6004-1(f)(9)*.
11. All registered bidders executed Terms and Conditions of Sale prior to bidding on the Property. Copies of the Terms and Conditions of Sale that were executed by the successful bidder were annexed. *Local Rule 6004-1(f)(10)*.
12. Maltz advertised the auction sale of the Property by: causing ads to be published in The New York Times, Wall Street Journal, Journal News, and New York Real Estate Journal, Mailing full color auction multi auction brochures to 9,853 targeted recipients, telemarketing campaigns, and utilizing search engine and social media marketing. See Exhibits "A" hereto. *Local Rule 6004-1(f)(11)*.
13. A listing of the Property was posted on the Applicant's website prior to the sale. The Property was open for inspection on November 17, 24, and December 1, 2014. *Local Rule 6004-1(f)(12)*.

Dated: January 20, 2015
Central Islip, New York

By:


Richard B. Maltz, Vice-President
David R. Maltz & Co., Inc.

In re:

Chapter 7

Case No. 14-22997-RDD

EZRIEL EDWARD KORNEL, a/k/a ED KORNEL,
and KATHERINE S. PETITTI, a/k/a
KATHERINE KORNEL, a/k/a
KATHERINE PETITTI-KORNEL,

Debtors.

AFFIDAVIT TO ACCOMPANY REPORT OF PUBLIC AUCTION SALE

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss.: _____

RICHARD B. MALTZ, being duly sworn deposes and says:

1. I am the Vice-President of David R. Maltz & Co., Inc. ("Maltz"). I submit this affidavit, pursuant to Local Bankruptcy Rule 6004-1(g) ("Local Rule"), in connection with Maltz's report of sale (the "Report") of the public auction sale of the Debtor's real Property located at 12 Gifford Lake Drive, Armonk, New York, (the "Property").
2. I make this affidavit of my personal knowledge based upon the handling of the public auction sale of the Property by Maltz. I personally managed the auction sale process and have the most familiarity with the same.
3. I am a licensed auctioneer and real estate broker in the State of New York. My DCA # is 1240836. David R. Maltz of Maltz is a licensed auctioneer in the State of New York. David Maltz's DCA # is 762794.
4. Maltz has a place of business at 39 Windsor Place, Central Islip, New York 11722.
5. Maltz conducted the auction sale of the Property in accordance with the Order dated November 12, 2014, approving the employment of Maltz as the Trustee's auctioneer.
6. The public auction sale of the Property was conducted by Maltz on December 4, 2014 at approximately 10:00 a.m., at the United States Bankruptcy Court, Southern District of New York at White Plains, 300 Quarropas Street, White Plains, New York.
7. All monies collected by Maltz in connection with the sale of the Property were remitted to the Trustee.
8. I declare under penalty of perjury that the foregoing is true and correct.

Richard B. Maltz
Vice President of David R. Maltz & Co., Inc.

Sworn to before me this
20th day of January, 2015

Debra A. Donovan
Notary Public, State of New York
No. 01DO6003880
Qualified in Suffolk County
Commission Expires March 9, 2018

**EZRIEL EDWARD KORNEL, a/k/a ED KORNEL,
and KATHERINE S. PETITTI, a/k/a KATHERINE KORNEL,
a/k/a KATHERINE PETITTI-KORNEL,
Case # 14-22997-RDD**

COMPUTATION OF AUCTIONEER'S COMMISSION PURSUANT TO RETENTION ORDER

Gross Sale Proceeds of the Public Auction Sale conducted on December 4, 2014
for the real property located at 12 Gifford Lake Drive, Armonk, New York \$2,250,000.00

10% of the first \$50,000.00 of the gross sale proceeds \$5,000.00
8% of the next \$25,000.00 of the gross sale proceeds \$2,000.00
6% of the next \$25,000.00 of the gross sale proceeds \$1,500.00
4% of the next \$50,000.00 of the gross sale proceeds \$2,000.00
2% of the remaining gross sale proceeds over \$150,000.00
(2% of \$2,100,000.00) \$42,000.00

Auctioneer's Commission \$52,500.00



Miller Advertising Agency, Inc. • 71 Fifth Avenue • New York, New York 10003 • 212-929-2200

INVOICE

DAVID MALTZ CO. INC. - H434
39 Windsor Place

Central Islip, NY 11722

Client Number 022729
Invoice Number 789324 - 061
Invoice Date 11/24/14
Net 30 Page 2

Regarding
EZRIEL KORNEL

Media	Description	Ad Number	Insert Dates	Ad Size	Times	Rate	Amount
NEW YORK TIMES	SALE DEC 4	RB20011414	11/23	1.00	1	25.75	669.50
NEW YORK TIMES TOTAL						\$669.50	
WALL STREET JOURNAL	SALE DEC 4	RB14006014	11/21	1.00	1	562.00	562.00
WALL STREET JOURNAL TOTAL						\$562.00	
JOURNAL NEWS	SALE DEC 4	RB12006614	11/16	1.00	1	226.80	226.80
	SALE DEC 4	RB14004114	11/22	1.00	1	460.00	460.00
JOURNAL NEWS TOTAL						\$686.80	

INVOICE TOTAL \$1,918.30

Payments are to be made payable to: Miller Advertising Agency, Inc.

Internet : <http://www.milleraa.com>

E-Mail : narchibald@milleraa.com

Miller Advertising Agency, Inc.

H434 DAVID MALTZ CO. INC.

PUB AD #:
CLASS: 8888 (Display Ad)
INSERTION: 11/23

INSERT ORDER #: RB200114-2014
ZONE: M

PUB: NEW YORK TIMES
SORTKEY: SALE DEC 4
SUNDAYS: 1

DAVID R. MALTZ & CO., INC.
Auctioneers, Appraisers, Brokers

BANKRUPTCY AUCTION
Federal Bank Bankruptcy Court Southern District of New York Southern
District Court, 241 1st Street And Madison St. Port Jervis, NY
Katherine Jones, 1111 Katherine Street Court Case 1:14-bk-00000
THURS, DECEMBER 4TH • 10 AM
1000 SUNNYVALE QUADRANT ST. WHITE PLAINS, NY

**Spectacular 7,100 Sq Ft
Custom Home on 2+ Acres**
12 Gifford Lake Dr, Armonk, NY
Recently Built in 2008
VIEWING: Mon, Nov 24th & Dec 1st, 10am-1pm
MARIAH T. O'TOOLE, CHAPTER 7 TRUSTEE

David R. Maltz, Esq. (NY) 914-261-0000 • Robert E. Maltz, Esq. (NY) 914-261-0000
MaltzAuctions.com • 516.349.7022
AUCTIONS...YOUR LIQUIDITY SOLUTION®

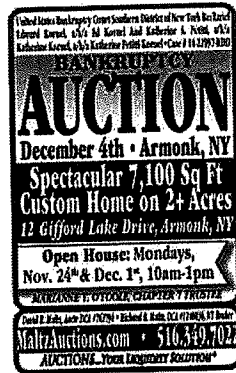
Miller Advertising Agency, Inc.

H434 DAVID MALTZ CO. INC.

PUB AD #:
CLASS: 8888 (Display Ad)
INSERTION: 11/21

INSERT ORDER #: RB140060-2014
ZONE:
WEEKDAYS: 1

PUB: WALL STREET JOURNAL
SORTKEY: SALE DEC 4



Miller Advertising Agency, Inc.

H434 DAVID MALTZ CO. INC.

PUB AD #:
CLASS: 8888 (DISPLAY AD)
INSERTION: 11/22

INSERT ORDER #: RB140041-2014
ZONE: TJN
WEEKDAYS: 1

PUB: JOURNAL NEWS
SORTKEY: SALE DEC 4

United States Bankruptcy Court Southern District of New York • Re: Ezriel Edward Kornel, a/k/a Ed Kornel
And Katherine S. Pettit, a/k/a Katherine Kornel, a/k/a Katherine Pettit-Kornel • Case # 14-22997-RDD

BANKRUPTCY
AUCTION
December 4th • Armonk, NY
Spectacular 7,100 Sq Ft
Custom Home on 2+ Acres
12 Gifford Lake Drive, Armonk, NY

Open House: Mondays,
Nov. 24th & Dec. 1st, 10am-1pm

• 6 Bedrooms & 7.5 Baths
• Recently Built in 2008

MARIANNE T. OTOOLE, CHAPTER 7 TRUSTEE

David R. Maltz, Auctr DCA #762794 • Richard B. Maltz, DCA #1240836, NY Broker • David Constantino, DCA #1424944

MaltzAuctions.com • 516.349.7022
AUCTIONS...YOUR LIQUIDITY SOLUTION®

Miller Advertising Agency, Inc.

H434 DAVID MALTZ CO. INC.

PUB AD #:
CLASS: 8888 (DISPLAY AD)
INSERTION: 11/16

INSERT ORDER #: RB120066-2014
ZONE: TJN

PUB: JOURNAL NEWS
SORTKEY: SALE DEC 4
SUNDAYS: 1

Armonk
12 Gifford Lake Dr.
BANKRUPTCY
AUCTION
Spectacular 7,100 Sq Ft
Custom Home on 2+ Acres
Truly a Must See!
Auction Date: Dec. 4th
Open House: Mon.,
Nov. 17th, 10am-1pm
516.348.7022
MaltzAuctions.com

11-22227-11
New York Real Estate Journal
nyrej

Tel: 781-878-4540 Fax: 781-471-8527
Outside Mass.: 800-654-4993
www.nyrej.com
facebook.com/nyrej
twitter.com/nyrej

Invoice

DATE	NUMBER
11/11/2014	NY265945

horne

Bill to:
109622

DAVID R. MALTZ & CO, INC
Attn: RICHARD MALTZ
39 WINDSOR PLACE
CENTRAL ISLIP, NY 11722

Advertiser

109622*XX
DAVID R. MALTZ & CO, INC

CUSTOMER ORDER NO.	PUB DATE	SECTION	FREQUENCY	INSERTION NO.	SALESPERSON CODE	PAGE NO.	T/S
RICHARD MALTZ	11/11/2014	LI	1X	57	KW, HH	8&9 KW	1
Description							Amount
NEW YORK REAL ESTATE JOURNAL							
FULL PAGE-4 COLOR-COM "COMPANY OF THE MONTH"							895.00
Sub Total							895.00
<p><i>Amount →</i></p> <p><i>9944</i></p>							
<p>TERMS: NET 30 DAYS A service charge of 1.5% per month will be added to overdue accounts.</p>							
Invoice Total							895.00

We accept



Credit Card #

Exp. Date

Amount

Auth. Signature

Please include invoice number with remittance to ensure proper credit.

PLEASE EXAMINE AT ONCE: This account will be considered correct if no error is reported within 15 days.

Visit the paper online nyre1.com

Long Island

New York Real Estate Journal

November 17, 24, 2014 95

BANKRUPTCY, LIQUIDATION & RECEIVER DIRECTED

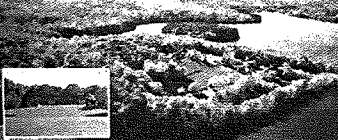
AUCTIONS

November 20th
through
December 11th

November 20th at 7:00 pm

RECEIVER DIRECTED

In Re: Cornerstone Partners Trading Corporation's "Seppelt" Warrants, et al.
US District Court, Southern District of NY, Case No. 09-CV-00749 (GRD)
In Re: Securities and Exchange Commission v. SEC, et al. (SEC v. SEC), et al.
US District Court, Southern District of NY, Case No. 09-CV-00749 (GRD)



North Salem, NY

15+ Acre Estate: 9,000+ Sq Ft Mansion
+ 2 Adjoining Upscale Guest/Caretaker Homes

14, 16 & 22 Wheeler Road
North Salem, NY 10560

Each of the 3 Properties are Available Independently or in Bulk

- Entire Estate Previously Listed at \$10,000,000
- \$2,250,000 Suggested Opening Bulk Bid

Robb Evans & Associates LLC, Court Appointed Receiver

IMMEDIATE SALE DIRECTED



Brewster, NY

7,300+ Sq Ft Country Retreat on 5 Acres
Great Entertaining Home/Family Compound

584 Milltown Road, Brewster, NY 10509

- Tranquil Setting & Only 1 Hour from NYC
- 10 Bedrooms & 6 Baths
- Previously Listed at \$819,000
- \$375,000 Opening Bid

WELCOMING
AUCTION
CONSIGNMENTS

Auto Loans • Automobiles • Boats • Collectible
Construction Equipment • Jewels
Business Liquidation • We Sell It All

November 25th at 10:00 am

FORECLOSURE AUCTION



Brooklyn, NY

1 Bedroom Trump Village Co-Op

2940 West Fifth Street, Unit 5-A
Brooklyn, NY 11224

- 750 Sq Ft, 1 BR & 1 BA

December 4th at 10:00 am

BANKRUPTCY AUCTION

US Bankruptcy Court Southern District of NY (White Plains)
In Re: Ertel Edward Konrad, a/k/a Ed Konrad and Katherine S. Pezzini,
a/k/a Katherine Konrad, a/k/a Katherine Pezzini-Konrad • Case # 14-22997



Armonk, NY

Spectacular 7,100 Sq Ft Custom Home

12 Gifford Lake Drive
Armonk, NY 10504

- Magnificent Custom-Built Home on 2+ Acres
- 6 Bedrooms & 7.5 Baths



Marianna T. O'Toole, Chapter 7 Trustee

BANKRUPTCY AUCTION

US Bankruptcy Court Eastern District of NY (a/k/a Re: Nicholas Rostkowski)
Case # 13-73428-BEG



Seaford, NY

2,500 Sq Ft Home in Pristine Condition

4000 Darby Lane, Seaford, NY 11783

- 4 Bedrooms & 4.5 Baths

Robert L. Pryor, Esq., Chapter 7 Trustee

December 11th at 11:00 am

IMMEDIATE SALE DIRECTED



Amityville, NY

Spectacular 5,500 Sq Ft Fully Equipped Turn-Key Restaurant

330 Merrick Road, Amityville, NY 11701

- Prime Corner Location on 17,700 Sq Ft Lot + Street Parking
- Truly a Must See!!!
- \$850,000 Opening Bid

IMMEDIATE SALE DIRECTED



Bethpage, NY

6,000+ Sq Ft Prime Retail Building on Main Thoroughfare

4107-4111 Hempstead Turnpike, Bethpage, NY 11714

- Surrounded by National Retailers: Autozone, Walgreens, Starbucks, Target, Dunkin Donuts, Chilis, Bestbuy, BJ's and Many Others
- Previously Listed at \$1,150,000
- \$525,000 Opening Bid

IMMEDIATE SALE DIRECTED



Lake Grove, NY

24,000+ Sq Ft Prime Retail/Office Development Site
on Main Thoroughfare

Middle Country Road, Lake Grove, NY 11755

- Located on South Side of Road, Between Dietz Ave & Hallock Ave
- Across from New 125,000 Sq Ft Bristol Assisted Living Facility
- Previously Listed at \$295,000
- \$95,000 Opening Bid

516.349.7022 • MaltzAuctions.com

AUCTIONS...YOUR LIQUIDITY SOLUTION®

David R. Maltz, Auctioneer (PA, AR, CT, IL, IN, MD, MI, MN, NY, OH, PA, RI, VA, WI, WV, DC) • David A. Conover, Auctioneer (PA, AR, CT, IL, IN, MD, MI, MN, NY, OH, PA, RI, VA, WI, WV, DC)

1-800-The-Sign
Corporate Headquarters
2381 Griffin Road
Fort Lauderdale, FL 33312



Phone: (800) 843-7446

Fax: (954) 989-9099

Sales Order

Sales Order Number:

41589

Sales Order Date:

Oct 31, 2014

Page:

1

Sold To: David R. Maltz & Co., Inc
39 Windsor Place
Central Islip, NY 11722
USA

Ship To: David R. Maltz & Co., Inc
39 Windsor Place
Central Islip, NY 11722
USA

Phone: 516-349-7022

Fax: 516-349-0105

Customer ID	Customer Contact	Ship Via
DAVIDRMALTZ	Richard	OH

Quantity	Item	Description	Unit Price	Amount
1.00	FILE NAME	DAVIDRMALTZ41589		
1.00	OH41DYS1	2' x 3' Sign - 1 Side, Full Color, 10 Mil	48.49	48.49
1.00	OH116SS	Skirt Stand 16"x 12"	4.70	4.70
1.00	OHSHIP	UPS Ground - \$	20.00	20.00

Subtotal 73.19

Sales Tax

TOTAL ORDER AMOUNT 73.19

Not An Invoice

Total charged upon approval.

Please note: cancelled orders will receive a \$30 charge for the drawing; plus map fees if applicable.



INVOICE

Invoice: 65229
Invoice Date: 10/31/2014
Order Date: 10/24/2014
Job Number: 171154
Customer Number: 121132
Salesperson: Vickie Riggins
Purchase Order Number: Richard
Payment Terms: Due in 30 days

David R. Maltz & Co., Inc
Attn: Richard B. Maltz CAI CES
30 Windsor Place
Central Islip NY 11722

Remit To:
Indexx, Inc
303 Haywood Road
Greenville, SC 29607

Quantity	Description	Price
9,853	8 Pages Self Cover - Nov. 28th In Re: Kornel	\$1,992.49
9,853	Mailing	
		Net Sales: \$1,992.49
		Invoice Total: \$1,992.49

We Appreciate You!!
Terms: Due in 30 days

To insure proper credit return this portion of the invoice with your remittance.

David R. Maltz & Co., Inc
Attn: Richard B. Maltz CAI CES
30 Windsor Place
Central Islip NY 11722

Invoice: 65229
Invoice Date: 10/31/2014
Job Number: 171154
Customer Number: 121132
Purchase Order Number: Richard

Invoice Amount Due: 1,992.49

NOTE: A fee of 18% per annum, will be charged on past due balances.
ANY QUESTIONS, PLEASE CALL (864) 234-1024 OR FAX (864) 234-7287

[Home](#)
All Campaigns

[Campaign](#)
Dec 4th - Kornel

[Create Ad In Campaign](#)

Account

Richard Maltz

Campaigns

- Pages
- Reports
- Audience Insights
- Settings
- Billing
- Conversion Tracking
- Power Editor
- Account History
- Audiences

Status

DELIVERY
● Not Delivering
Ad Sets Completed

SCHEDULE
Nov 13, 2014 – Dec 1, 2014
9:07am

OBJECTIVE
Website Clicks

LIFETIME SPENT
\$357.88 of \$357.88

WEBSITE CLICKS ?
4,447

Clicks to Website

REACH ?
54,881

FREQUENCY ?
1.69

TOTAL SPENT ?
\$357.88

AVG. COST PER WEBSITE CLICK ?
\$0.08

SPENT TODAY
\$0.00

November 13, 2014 - December 1, 2014

[About](#) [Create Ad](#) [Create Page](#) [Developers](#) [Careers](#) [Privacy](#) [Cookies](#) [Terms](#) [Help](#)

Facebook © 2014 English (US)

Search your ads

Ad Sets	Ads	All Except Deleted	Edit Ad Sets	View Report	View History
Status ? Targeted Local	Ad Set ? Completed Completed	Delivery ? Completed Completed	Cost ? \$0.07 Per Website Click \$0.10 Per Website Click	Reach ? 27,581 32,623	Total Spent ? \$178.86 of \$178.86 \$179.02 of \$179.02
			Budget ? Daily Daily	Spent Today ? \$0.00 \$0.00	
			Results ? 2,695 Website Clicks 1,752 Website Clicks	Start Date ? 11/13/2014 9:13am 11/13/2014 9:07am	
			End Date ? 12/01/2014 6:47am 12/01/2014 6:47am		

2 Results

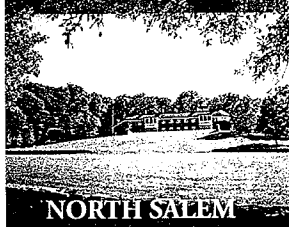
BANKRUPTCY, LIQUIDATION & RECEIVER DIRECTED

AUCTIONS

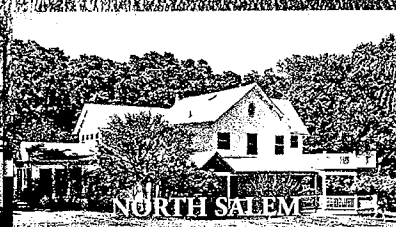
November 20th *through* December 4th



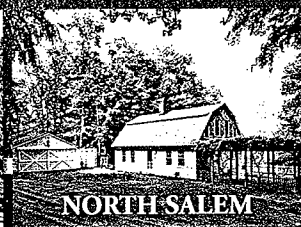
5 Properties Throughout Westchester & Putnam, NY



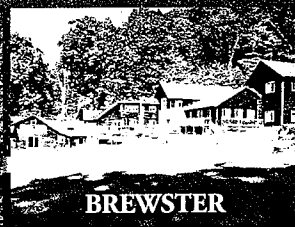
NORTH SALEM



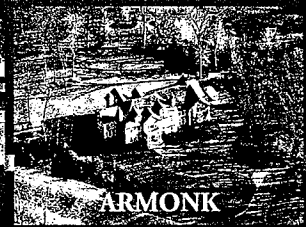
NORTH SALEM



NORTH SALEM



BREWSTER



ARMONK

AUCTIONS...YOUR LIQUIDITY SOLUTION[®]

516.349.7022 • MaltzAuctions.com

Auctioneers, Appraisers, Real Estate Brokers

www.MaltzAuctions.com



Scan this Code
with Your Smart Phone to View
Details on all Upcoming Auctions

Follow Us:



AUCTIONS... YOUR LIQUIDITY SOLUTION®

David R. Maltz, Auctioneer DCA # 762794

Richard B. Maltz, Auctioneer DCA# 1240836

David A. Constantino, Auctioneer DCA# 1424944

Richard B. Maltz, Licensed Real Estate Broker

516.349.7022 • Info@MaltzAuctions.com

BANKRUPTCY, LIQUIDATION & RECEIVER DIRECTED

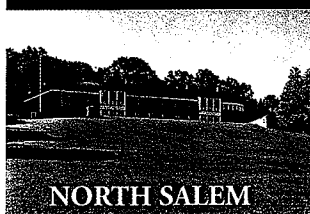
AUCTIONS

November 20th through December 4th**AUCTION REGISTRATION:**

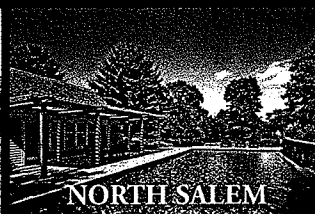
Registration will commence at least one hour prior to each auction.

TERMS & CONDITIONS OF SALE:Properties will be sold free & clear of all monetary liens. Please visit www.MaltzAuctions.com for complete terms and conditions of sale for each auction.**BUYER-BROKER PARTICIPATION:**A two percent (2%) commission will be paid to any properly licensed Buyer Broker who registers a successful buyer in accordance with the buyer broker guidelines (excludes bankruptcy auctions). Please visit www.MaltzAuctions.com for properties offering Broker Participation.

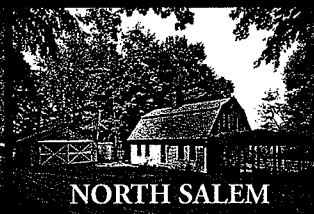
ID#	AUCTION DATE/ TIME & LOCATION	DESCRIPTION/LOCATION	VIEWINGS	DEPOSIT
14-900	Thursday, November 20 th • 7:00 pm The Ritz-Carlton, Westchester Three Renaissance Sq., White Plains, NY 10601	9,000+ Sq Ft Water View Mansion on 9.11 Acres 16 Wheeler Road, North Salem, NY 10560	November 6 th , 9 th & 16 th 10:00 am – 2:00 pm	\$200,000 Cashier's Check
14-901	Thursday, November 20 th • 7:00 pm The Ritz-Carlton, Westchester Three Renaissance Sq., White Plains, NY 10601	2,000+ Sq Ft Home & Detached Apartment on 4+ Acres 22 Wheeler Road, North Salem, NY 10560	November 6 th , 9 th & 16 th 10:00 am – 2:00 pm	\$50,000 Cashier's Check
14-902	Thursday, November 20 th • 7:00 pm The Ritz-Carlton, Westchester Three Renaissance Sq., White Plains, NY 10601	1,700+ Sq Ft Home on 2.8+ Acres 14 Wheeler Road, North Salem, NY 10560	November 6 th , 9 th & 16 th 10:00 am – 2:00 pm	\$50,000 Cashier's Check
14-903	Thursday, November 20 th • 7:00 pm The Ritz-Carlton, Westchester Three Renaissance Sq., White Plains, NY 10601	7,300+ Sq Ft Private Retreat on 5 Acres 584 Milltown Road, Brewster, NY 10509	November 9 th & 16 th 11:00 am – 1:00 pm	\$37,500 Cashier's Check
14-904	Thursday, December 4 th • 10:00 am TBA - See Web for Details	7,100 Sq Ft Luxurious Custom Home on 2+ Acres 12 Gifford Lake Drive, Armonk, NY 10504	TBA - See Web for Details	\$150,000 Cashier's Check



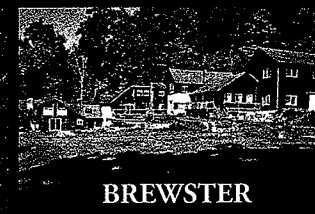
NORTH SALEM



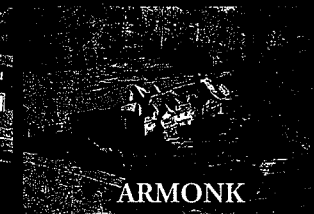
NORTH SALEM



NORTH SALEM



BREWSTER



ARMONK

DECEMBER 4TH • 10:00 AM

Auction Location TBA

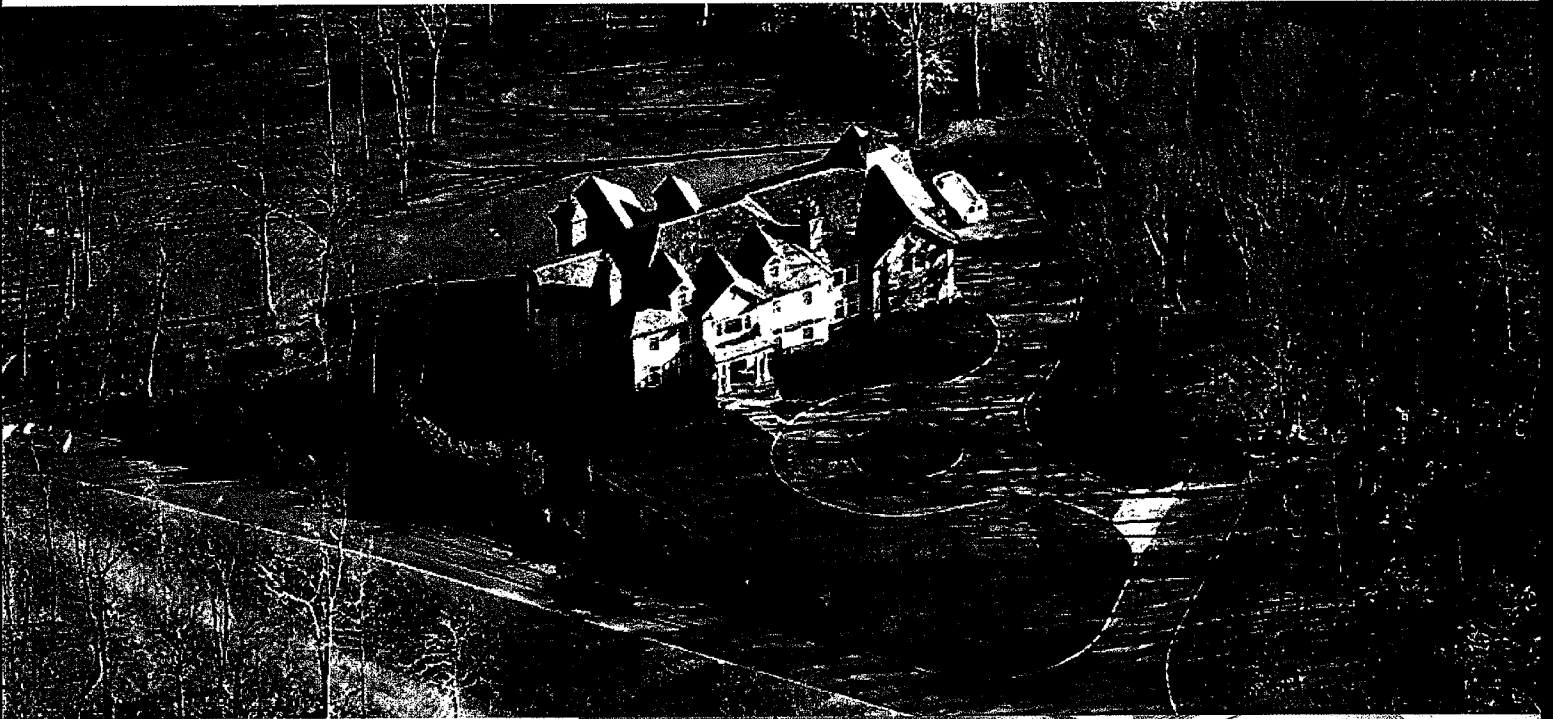
#14-904: ARMONK

BANKRUPTCY AUCTION

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

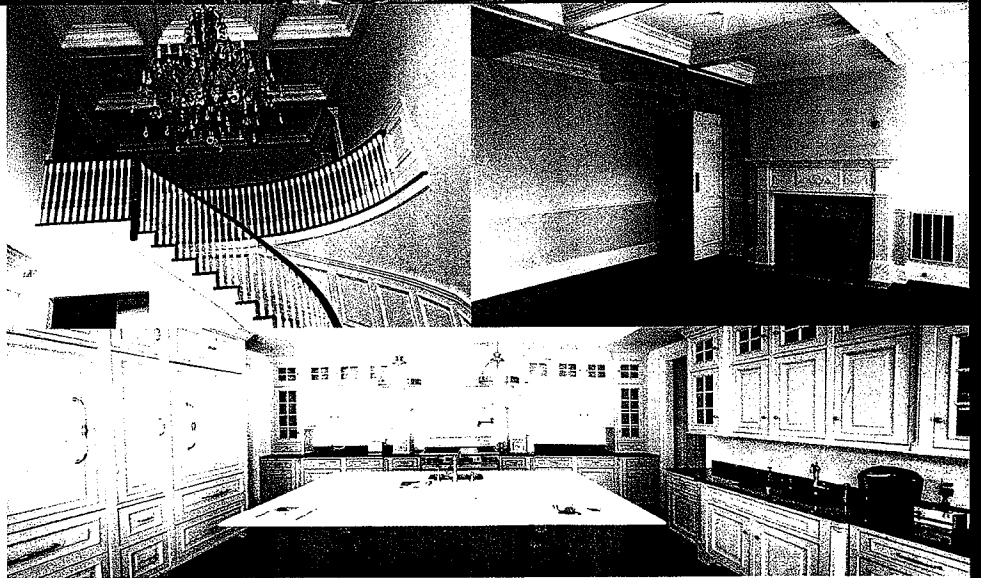
In Re: Ezriel Edward Kornel, a/k/a Ed Kornel and Katherine S. Petitti, a/k/a Katherine Kornel, a/k/a Katherine Petitti-Kornel • Case # 14-22997-RDD

7,100+ Sq Ft Luxury Home on 2+ Acres
Spectacular Recently Built Custom Home



12 Gifford Lake Drive
Armonk, NY 10504

- 6 Bedrooms & 7.5 Baths
- 7,100 Sq Ft Home + Full & Finished Walkout Basement
- Luxurious Home Built in 2008 with Custom High-End Finishes
- Gourmet Eat-In Kitchen
- Hardwood & Marble Floors
- 5 Fireplaces
- Incredible Attention to Detail
- Private Cul-de-Sac Location



Marianne T. O'Toole, Chapter 7 Trustee

LaMonica, Herbst & Maniscalco LLP, Attorneys for the Chapter 7 Trustee

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BANKRUPTCY, LIQUIDATION & RECEIVER DIRECTED

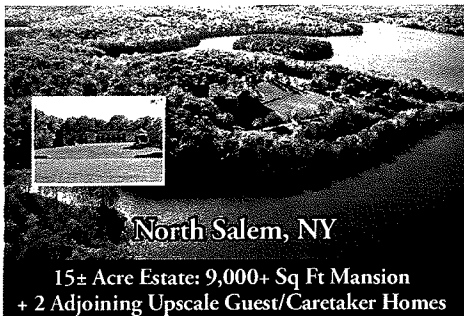
AUCTIONS

November 20th
through
December 11th

November 20th at 7:00 pm

RECEIVER DIRECTED

In Re: Commodity Futures Trading Commission v. Stephen Walsh, etc., et al.
US District Court, Southern District of NY • Case No. 09-CV-01749-GBD
In Re: Securities and Exchange Commission v. WG Trading Investors, L.P., etc., et al.
US District Court, Southern District of NY • Case No. 09-CV-01750-GBD



North Salem, NY

15± Acre Estate: 9,000+ Sq Ft Mansion
+ 2 Adjoining Upscale Guest/Caretaker Homes

14, 16 & 22 Wheeler Road
North Salem, NY 10560

Each of the 3 Properties are Available Independently or in Bulk

- Entire Estate Previously Listed at \$10,000,000
- **\$2,250,000 Suggested Opening Bulk Bid**

Robb Evans & Associates LLC, Court Appointed Receiver

IMMEDIATE SALE DIRECTED



Brewster, NY

7,300+ Sq Ft Country Retreat on 5 Acres
Great Entertaining Home/Family Compound

584 Milltown Road, Brewster, NY 10509

- Tranquil Setting & Only 1 Hour from NYC
- 10 Bedrooms & 6 Baths
- Previously Listed at \$819,000
- **\$375,000 Opening Bid**

November 25th at 10:00 am

FORECLOSURE AUCTION



Brooklyn, NY

1 Bedroom Trump Village Co-Op

2940 West Fifth Street, Unit 5-A
Brooklyn, NY 11224

- 750 Sq Ft, 1 BR & 1 BA

December 4th at 10:00 am

BANKRUPTCY AUCTION

US Bankruptcy Court Southern District of NY (White Plains)
In Re: Eziel Edward Kornel, a/k/a Ed Kornel and Katherine S. Pettit,
a/k/a Katherine Kornel, a/k/a Katherine Pettit-Kornel • Case # 14-22997



Armonk, NY

Spectacular 7,100 Sq Ft Custom Home

12 Gifford Lake Drive
Armonk, NY 10504

- Magnificent Custom-Built Home on 2+ Acres
- 6 Bedrooms & 7.5 Baths



Marianne T. O'Toole, Chapter 7 Trustee

BANKRUPTCY AUCTION

US Bankruptcy Court Eastern District of NY • In Re: Nicholas Bouloukos
Case # 13-73828-REG



Seaford, NY

2,500 Sq Ft Home in Pristine Condition

4000 Darby Lane, Seaford, NY 11783

- 4 Bedrooms & 4.5 Baths

Robert L. Pryor, Esq., Chapter 7 Trustee

December 11th at 11:00 am

IMMEDIATE SALE DIRECTED



Amityville, NY



Spectacular 5,500 Sq Ft Fully Equipped Turn-Key Restaurant

330 Merrick Road, Amityville, NY 11701

- Prime Corner Location on 17,700 Sq Ft Lot + Street Parking
- Truly a Must See!!!
- **\$850,000 Opening Bid**

IMMEDIATE SALE DIRECTED



Bethpage, NY

6,000+ Sq Ft Prime Retail Building on Main Thoroughfare

4107-4111 Hempstead Turnpike, Bethpage, NY 11714

- Surrounded by National Retailers: Autozone, Walgreens, Starbucks, Target, Dunkin Donuts, Chilis, Bestbuy, BJ's and Many Others
- Previously Listed at \$1,150,000
- **\$525,000 Opening Bid**

IMMEDIATE SALE DIRECTED



Lake Grove, NY

24,000+ Sq Ft Prime Retail/Office Development Site
on Main Thoroughfare

Middle Country Road, Lake Grove, NY 11755

- Located on South Side of Road, Between Dietz Ave & Hallock Ave
- Across from New 125,000 Sq Ft Bristol Assisted Living Facility
- Previously Listed at \$295,000
- **\$95,000 Opening Bid**



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Advertiser Support

Search your ads

Home Campaign
All Campaigns Dec 4th - Komel

STATUS DELIVERY
● Not Delivering
Ad Sets Completed

OBJECTIVE
Website Clicks

SCHEDULE
Nov 13, 2014 - Dec 1, 2014
9:07am 6:47am

SPENT TODAY
\$0.00

LIFETIME SPENT
\$357.88 of \$357.88

WEBSITE CLICKS ?
4,447

REACH ?
54,881

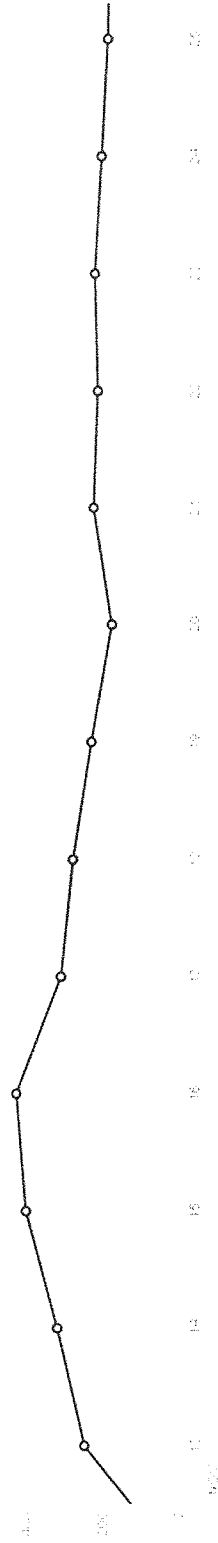
FREQUENCY ?
1.69

TOTAL SPENT ?
\$357.88

AVG. COST PER WEBSITE CLICK ?
\$0.08

November 13, 2014 - December 1, 2014

Clicks to Website



Ad Sets

Ads

All Except Deleted

Edit Ad Sets

View Report

View History

2 Results

Status ?	Ad Set ?	Delivery ?	Results ?	Cost ?	Reach ?	Budget ?	Spent Today ?	Total Spent ?	Start Date ?
<input type="checkbox"/>	Targeted	● Recently Completed	2,695 Website Clicks	\$0.07 Per Website Click	27,581	\$10.00 Daily	\$0.00	\$178.86 of \$178.86	11/13/2014 9:13am
<input type="checkbox"/>	Local	● Recently Completed	1,752 Website Clicks	\$0.10 Per Website Click	32,623	\$10.00 Daily	\$0.00	\$179.02 of \$179.02	11/13/2014 9:07am

2 Results

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Richard Maltz <rmaltz@maltzauctions.com>

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1 message

LoopNet Client Services <help@loopnet.com>
To: rmaltz@maltzauctions.com

Thu, Nov 13, 2014 at 9:41 AM

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For Sale	For Lease	Sales Comps	Property Records	Local Info
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Congratulations on your LoopNet purchase!

Order summary

November 13, 2014

Product Description	Price
30-Day Spotlight Exposure (ID: 18980210) * \$104.00/mo. 0 months subscription, billed \$52.00/month for 0 months.	\$52.00
Sub-Total: \$52.00	
Sales Tax: \$0.00	
Total billed : \$52.00	

☒ I acknowledge that fees paid for each and every single term purchase are specific to that purchase item, are non-refundable, and may not be applied to another single item purchase item or subscription purchase.

Billing Information
David R. Maltz
39 Windsor Place
Central Islip, NY 11722
American Express XXXX-XXXX-XXXX-3001

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:: David R. Maltz & Co., Inc.

SPECTACULAR 7,100 SQ FT CUSTOM HOME ON 2+ ACRES



6 Bedrooms & 7.5 Baths - Truly a Must-See!

Schedule

Live Off-Site Auction: 12/04/2014 at 10:00 AM EST

Location: United States Bankruptcy Court S.D.N.Y at White Plains
300 Quarropas Street
Jury Selection Room
White Plains, NY 10601

Details

Bankruptcy Auction - United States Bankruptcy Court Southern District of New York

In Re: EZRIEL EDWARD KORNEL, a/k/a ED KORNEL and KATHERINE S. PETITTI, a/k/a KATHERINE KORNEL, a/k/a KATHERINE PETITTI-KORNEL • Case # 14-22997-RDD

Spectacular 7,100 Sq Ft Custom Home on 2+ Acres

Truly a Must See!!!

Details:

- 12 Gifford Lake Drive, Armonk, NY 10504
- Magnificent Custom-Built Home
- 6 Bedrooms & 7.5 Baths
- 7,100 Sq Ft Home + Full & Finished Basement
- Gourmet Kitchen
- 5 Fireplaces
- Hardwood & Marble Floors Throughout
- Copper Gutters & Downspouts
- Incredible Attention to Detail
- High Ceilings
- 3-Car Attached Garage
- Recently Built in 2008
- Situated on 2.19 Private Acres
- **First Floor**
 - Library
 - Family Room w/ Fireplace
 - Living Room

- 1.5 Baths
- Foyer
- Gourmet Kitchen
- Dining Room w/ Fireplace
- Bedroom
- **Second Floor**
- Master Suite w/ Fireplace & Ensuite Bath
- 3 Additional Full Baths
- 4 Bedrooms
- Family Room
- Laundry Room
- **Basement:**
- Full & Substantially Finished (Appx 85%) Walkout
- 2 Full Baths
- Utility Room
- **Additional Information**
- Byram Hills School District
- Town of North Castle
- County of Westchester
- Septic System
- Water: Well
- Fuel: Gas
- Heat: Hydro Air System
- Central Air Conditioning
- Parcel ID# 109.01-1-49.1
- Annual Real Estate/School Taxes: \$69,862 (Appx)
- Currently Occupied & Will be Delivered Vacant at Closing

Inspection/Viewing: Mondays; November 17th, November 24th and December 1st from 10:00 am - 1:00 pm.

Auction Date & Time: Thursday, December 4th at 10:00 am. Registration begins at 9:30 am.

Auction Location: United States Bankruptcy Court Southern District of New York at White Plains, 300 Quarropas Street, Jury Selection Room, White Plains, New York 10601.

Terms & Conditions of Sale: Property will be sold free & clear of all liens, claims & encumbrances. In order to register to bid, all prospective bidders must present a **bank check in the amount of \$150,000** made payable to "Marianne T. O'Toole, as Chapter 7 Trustee". Please download the complete Terms and Conditions of Sale.

Marianne T. O'Toole, Chapter 7 Trustee
LaMonica, Herbst & Maniscalco LLP, Attorneys for Chapter 7 Trustee

David R. Maltz, Auctioneer DCA# 762794

Richard B. Maltz, Auctioneer DCA# 1240836

David A. Constantino, Auctioneer DCA# 1424944

Phone (516) 349-7022 Fax (516) 349-0105

The Trustee, Attorneys for the Trustee and the Auctioneer do not guarantee the accuracy of any of the descriptions or any other information pertaining to the sale of this property. All prospective bidders are urged to conduct their own due diligence prior to participating in the Public Auction.

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Auction Title	Sort Date	Location	Hits	Visits	Actions
CONTENTS OF FULLY EQUIPPED HIGH-END RESTAURANT	12/08/2014 11:00 AM	New York, NY	2692	2692	<ul style="list-style-type: none">• View• Edit• Copy• Feature• Publish• Delete
SPECTACULAR 7,100 SQ FT CUSTOM HOME ON 2+ ACRES	12/04/2014 10:00 AM	Armonk, NY	8999	8999	<ul style="list-style-type: none">• View• Edit• Copy• Feature• Publish• Delete
100-150 BANK REPOSSESSED VEHICLES + CONSIGNMENTS	12/02/2014 10:30 AM	Central Islip, NY	5617	5617	<ul style="list-style-type: none">• View• Edit• Copy• Feature• Publish• Delete
1 BR TRUMP VILLAGE CO-OP	11/25/2014 10:00 AM	Brooklyn, NY	5916	5916	<ul style="list-style-type: none">• View• Edit• Copy• Feature• Publish• Delete

Auction Title	Sort Date	Location	Hits	Visits	Actions
7,300+ SQ FT COUNTRY RETREAT ON 5 ACRES	11/20/2014 08:00 PM	Brewster, NY	3273	3273	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish • Delete
1,700+ SQ FT HOME & MULTIPLE GARAGES ON 2.8+ ACRES	11/20/2014 07:15 PM	North Salem, NY	1523	1523	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish • Delete
2,000+ SQ FT HOME, DETACHED APT, POOL & POOL HOUSE	11/20/2014 07:09 PM	North Salem, NY	2108	2108	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish • Delete
15+ ACRE ESTATE: 9,000+ SQ FT MANSION & 2 DETACHED HOMES	11/20/2014 07:00 PM	North Salem, NY	5254	5254	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish • Delete
9,000+ SQ FT WATER VIEW MANSION ON 9+ ACRES	11/20/2014 07:00 PM	North Salem, NY	2113	2113	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish • Delete
VEHICLES AND WAREHOUSE EQUIPMENT	11/18/2014 11:00 AM	Central Islip, NY	3274	3274	<ul style="list-style-type: none"> • View • Edit • Copy • Feature • Publish

Auction Title	Sort Date	Location	Hits	Visits	Actions
					• Delete

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